



City of Santa Barbara  
Public Works Department

## Interoffice Memorandum

**DATE:** April 15, 2008  
**TO:** Mayor and Councilmembers  
**VIA:** Jim Armstrong, City Administrator  
**FROM:** Paul Casey, Acting Public Works Director  
**SUBJECT:** SURPLUS CITY-OWNED PROPERTIES

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This memorandum is in response to the Finance Committee's (Councilmember Schneider) request on December 11, 2007, during the discussion of the City property at 319 West Haley Street, for information regarding potential "surplus" City-owned properties.

### Background:

#### Current Inventory

The City owns (or controls by easement, lease or other documentation) nearly 400 parcels of land, most of which are improved and used for various public purposes. Twenty-one of these parcels and twenty-four watershed parcels are vacant, slightly used, used for non-City purposes, or offer little potential for development of public facilities, and may be candidates for disposal by Council. Attachment 1 lists the potential surplus properties, and their locations are shown on Attachment 2 (Vicinity Maps). Three of these parcels are stand-alone properties that could have utility value and generate income if sold. These are: 319 West Haley Street (which is currently under review by Council); the City-owned parcel which was the parking lot for the now-closed US Postal Service at 14 North Milpas Street; and a large 40-acre parcel of raw land in Sweetwater County, Wyoming, that was purchased with other watershed lands by Santa Barbara Water Company in the late 1890's (most likely purchased in error). The remaining parcels may not be "developable", and include parcels acquired for non-payment of taxes by Tax Deed to the City; unpaved roads, "paper" rights of way; or unused utility easements, all of which could be abandoned and bought by adjacent private property owners if the respective owners were willing to purchase. There are also lands that could be assumed by the Parks & Recreation Department.

#### Property Data Sheets

Until 1985, no reliable inventory of City-owned properties was available to allow Staff to manage the City's real property assets. In order to obtain an updated inventory, the City contracted with Penfield and Smith Engineers (P&S) to review old lists and research property records as needed to provide new data sheets for each City property. The property data sheets provided by P&S identified known City properties by Assessor's Parcel Numbers (APNs), with copies of applicable Assessor's Maps. The data sheets also included facility names, dates of acquisition, vesting deed records, apparent restrictions, apparent funding sources, existing zoning, approximate sizes, utility access, existing City uses, potential future uses, and other relevant information.

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### Chronology

Since 1980, The Real Property Staff of the Public Works Department has maintained an ongoing chronology of Council actions relating to real property matters, including actions affecting City-owned properties and public rights of ways. This chronology has tracked the acquisition, management and/or abandonment of unnecessary easements, disposition of City lands, etc., and has fostered Staff's ability to update the inventory list of City properties. The chronology has also become a very useful forensic research tool when seeking model documents and information relating to prudent property management practices, based on Council's past approvals.

### **Current Activities:**

#### Surplus Properties

Even though the property data sheets by P&S suggested certain properties appeared unused and potentially "excess," there has been no subsequent analysis or follow-up by Staff. Instead, Staff has evaluated the need and surplus potential of specific City-owned properties, on a case-by-case basis, and steps have been taken for the occasional disposition of certain properties, as deemed appropriate by Council.

As a special project of the City Administrator's office, Don Olson, Special Projects Manager, is coordinating a review through Public Works Engineering and consultant Teri Green of Green and Associates to explore potential City interests located on Santa Barbara School District (SBSD) property. Five school sites appear to have residual City interests such as paper streets and utility easements. The property that Fire Station No. 5 is on (the La Cumbre Junior High site) is leased from SBSD. Staff has met with SBSD Staff, who has requested that this study be presented at the joint City Council/SBSD Board meeting in June 2008. Upon completion of this special project (estimated to be in early 2009), including negotiations with SBSD, the consultant could address disposition of those parcels.

#### Streets

It appears certain surplus properties were originally acquired for street uses, or are located adjacent to City streets (e.g.: the unused road area shown on the attached Arriba Way Vicinity Map exhibit). In such cases, to reduce the City's exposure to risk management issues, those properties could be declared rights of way by Council if they have no development potential for other purposes, and they should be named accordingly. To follow up, the assigned APNs could be deleted from the Tax Assessor's Rolls, and the applicable Santa Barbara County Assessor's Maps could be revised by the Assessor's Office.

After completion of the SBSD Special Project, the consultant could address disposition of the parcels listed on the attachment.

### **Value of Surplus Properties:**

Based on review of related factors, certain surplus properties may be feasible for onsite stand-alone improvements allowed by their size, location, topography, zoning, access to roads and utilities, etc. However, most of the known surplus properties are small remnant parcels that have limited development potential, or utility only if merged with adjacent properties. Generally, surplus properties have reduced utility and values if they are very small or of irregular shape, if the City's title

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ownership is unclear, or if easements for traveled ways, utilities, slope maintenance, drainage, or other public purposes must be reserved by the City in the event of their disposition. Finally, if adjacent owners already occupy and use surplus areas, their potential values would likely be considered "nominal" if offered for disposition.

Moreover, there is a cost and liability to the City for continued ownership of these remnant parcels. Although minimal maintenance is required for most of the parcels listed, those adjacent to City streets require the Streets crews to maintain the areas. Additionally, the City may have a liability for any personal injury that occurs on the parcels.

### Summary:

All of the sites shown on the attached list of potential surplus properties have unique characteristics and would require separate strategies if offered for sale or disposition.

Staff is currently working on the property at 319 West Haley Street, and the resolution of the SBSD interfaces. No work is being done on City Streets conflicts at this time.

If you desire additional information, or wish to obtain a copy of the entire City Lands inventory, please call Don Ireland, Senior Real Property Agent, at Extension 5384.

DI/ks

Attachments: 1) Potential Surplus Properties  
2) Vicinity Maps

cc: Steve Wiley, City Attorney  
Bob Peirson, Finance Director  
Don Olson, City Administrator's Office  
Brad Landreth, Risk Manager  
Pat Kelly, Assistant Public Works Director/City Engineer  
Homer F. Smith, II, Principal Engineer  
Administration Via File

# CITY-OWNED LANDS Surplus Potential

Last printed April 10, 2008

015-091-016	<p>Abigail Lane (00 block)  <i>Tax Deeded to City.</i>  <u>Option 1:</u> Survey parcel and dispose excess portion for merger with adjacent lot (5 Rosemary Lane).  <u>Option 2:</u> SB County Assessor show parcel street "right of way" (minimize property management risks and holding costs).</p>	0.10 ac
015-320-012	<p>Alston Road (700 block)  <i>Tax Deeded to City.</i>  <u>Optimum:</u> Survey parcel and offer sale of portions for merger with adjacent lots (714 Alston Road, 830 Summit Road, or adjacent lots fronting Rametto Road).</p>	0.19 ac
017-165-007	<p>Milpas Street (00 block South)  <i>This parcel was relinquished by Caltrans to the City after completion of Highway 101 freeway. The onsite parking lot is leased to U.S. Postal Service. If the Milpas Post Office is closed, determine whether USPS intends to terminate its lease. If so, obtain Council approval to initiate sale.</i>  <u>Option 1:</u> If feasible for development per applicable standards, offer sale by public bid after termination of the lease with by USPS.  <u>Option 2:</u> If not feasible for independent development, offer sale to owners of adjacent lots for merger and development per applicable standards.</p>	0.20 ac
019-031-002	<p>Stanwood Drive (2300 block)  <i>Unpaved road right of way. Possible creek or open space.</i>  <u>Option 1:</u> Survey and review title data. If fee-owned by City, consider management to Parks Dept. to oversee creek and open space areas, assuming access to the "landlocked" area can be claimed by City across adjacent lots.  <u>Option 2:</u> If creek or open space management is not desired by Parks, and if the parcel is not feasible for development as a stand-alone lot per applicable standards or landlocked status, survey and offer sale of portions for merger with adjacent lots based on appraisals and other criteria.  <u>Option 3:</u> If only a road easement exists, abandon the landlocked and unpaved road easement to enable recapture by underlying owners.</p>	1.83 ac

## EXHIBIT A

019-061-022	<p>Conejo Road (400 block)</p> <p><i>Tax Deeded to City. Private driveway serving adjacent lots.</i></p> <p><u>Option 1:</u> Survey and dispose excess portion to Conejo Landslide Open Space Demonstration Garden (non-profit corporation), subject to reservation of private easement for existing driveway and utilities.</p> <p><u>Option 2:</u> Survey and dispose excess for merger with adjacent lots, subject to reservation of private easement for driveway and utilities.</p>	0.14 ac
023-060-048	<p>Las Canoas Road (2400 block)</p> <p><i>Undeveloped "water" site located outside of City Limits.</i></p> <p><u>Optimum:</u> Survey and dispose excess portions for merger with adjacent lots, if desired by adjacent property owners.</p>	1.10 ac
023-060-049	<p>Las Canoas Road (2400 block)</p> <p><i>Undeveloped "water" site located outside of City Limits.</i></p> <p><u>Optimum:</u> Survey and dispose excess portions for merger with adjacent lots, if desired by adjacent property owners..</p>	0.25 ac
023-130-011	<p>Arriba Way (2900 block)</p> <p><i>Subdivided lot in County acquired for public access to nearby lots within City Limits.</i></p> <p><u>Option 1:</u> Annex entire property into City. Survey street, public facilities and frontage areas used by adjacent owners. Council establish a public easement on entire lot for "Arriba Way." SB County Assessor depict entire lot street "right of way" (minimize City property management risk and costs). Execute licenses with affected owners to acknowledge any private uses within street frontage.</p> <p><u>Option 2:</u> Survey street, public facilities and excess frontage to initiate steps to establish public easement and name street. Offer sale of excess portions for merger with adjacent lots (2987 Arriba Way and 2986 Kenmore Place).</p>	0.20 ac
023-240-002	<p>Mountain Drive (00 block)</p> <p><i>Undeveloped "water" site located outside City Limits.</i></p> <p><u>Optimum:</u> Survey and offer disposition of property to SB County for merger with adjacent Rocky Nook Park.</p>	0.60 ac
033-120-020	<p>Shoreline Drive (600 block)</p> <p><i>City property contains portions of Shoreline Drive, Harbor Way, parking lots, La Playa Field and facilities used by SB City College.</i></p> <p><u>Option 1:</u> Survey to locate streets, public facilities, Harbor areas and areas used by SB City College. Council adopt resolution to dedicate public streets. Waterfront Dept manage harbor-related portions. Execute license with SB City College to acknowledge use of La Playa Field and parking lots.</p> <p><u>Option 2:</u> Based on survey of various uses of the property, offer disposition of excess portions used by SB City College.</p>	8.00 ac

## EXHIBIT A



035-320-009	<p>Kenwood Road (1200 block)</p> <p><i>Property acquired for street extension.</i></p> <p><u>Optimum:</u> Survey street, public facilities and frontage areas used for private purposes. Council adopt resolution to describe, dedicate and name "Kenwood Road" and offer sale of excess portions for merger with adjoining lots (1290 Kenwood Road, and 1295 Kenwood Road).</p>	0.18 ac
037-180-026	<p>Gutierrez Street (600 block W.)</p> <p><i>Tax Deeded to City. Private driveway access.</i></p> <p><u>Optimum:</u> Survey and offer sale of entire parcel for merger with larger adjacent apartment complex property.</p>	0.02 ac
037-192-012	<p>319 W. Haley St</p> <p><i>Lot acquired for possible design of Highway 101 interchange project to avoid completion of a private duplex project under construction by former owner. Existing parking lot leased to Work Training Programs, Inc.</i></p> <p><u>Optimum:</u> Land bank property for future highway project, or sell excess portion, if any. Options for sale or keeping being reviewed by Council.</p>	0.55 ac
041-372-013	<p>Skyline Way (2300 block)</p> <p><i>Tax Deeded to City.</i></p> <p><u>Option 1:</u> Survey street, public facilities and portions used for private purposes, and offer sale of excess for merger by the owner of the adjacent lot (122 Skyline Circle).</p> <p><u>Option 2:</u> SB County Assessor revise Map to show parcel as street "right of way" (minimize City property management risk and costs).</p>	0.04 ac
051-213-013	<p>Vernon Road (2700 block)</p> <p><i>See also APNs 051-283-015 and -016 below.</i></p> <p><i>Tax Deeded to City. Reduced utility due to Mission Creek.</i></p> <p><u>Option 1:</u> Parks Dept. manage and protect portion of Mission Creek.</p> <p><u>Option 2:</u> Offer disposition of entire property to SB County Flood Control District.</p> <p><u>Option 3:</u> Survey Vernon Road and Mission Creek, and offer sale of excess portions for merger with adjacent lots.</p> <p><u>Option 4:</u> SB County Assessor revise maps to show parcel street "right of way" (minimize City property management risk and costs).</p>	0.25 ac
051-283-015	<p>Vernon Road (2700 block)</p> <p><i>See APN 051-213-013 above.</i></p>	ac
051-283-016	<p>Vernon Road (2700 block)</p> <p><i>See APN 051-213-013 above.</i></p>	ac

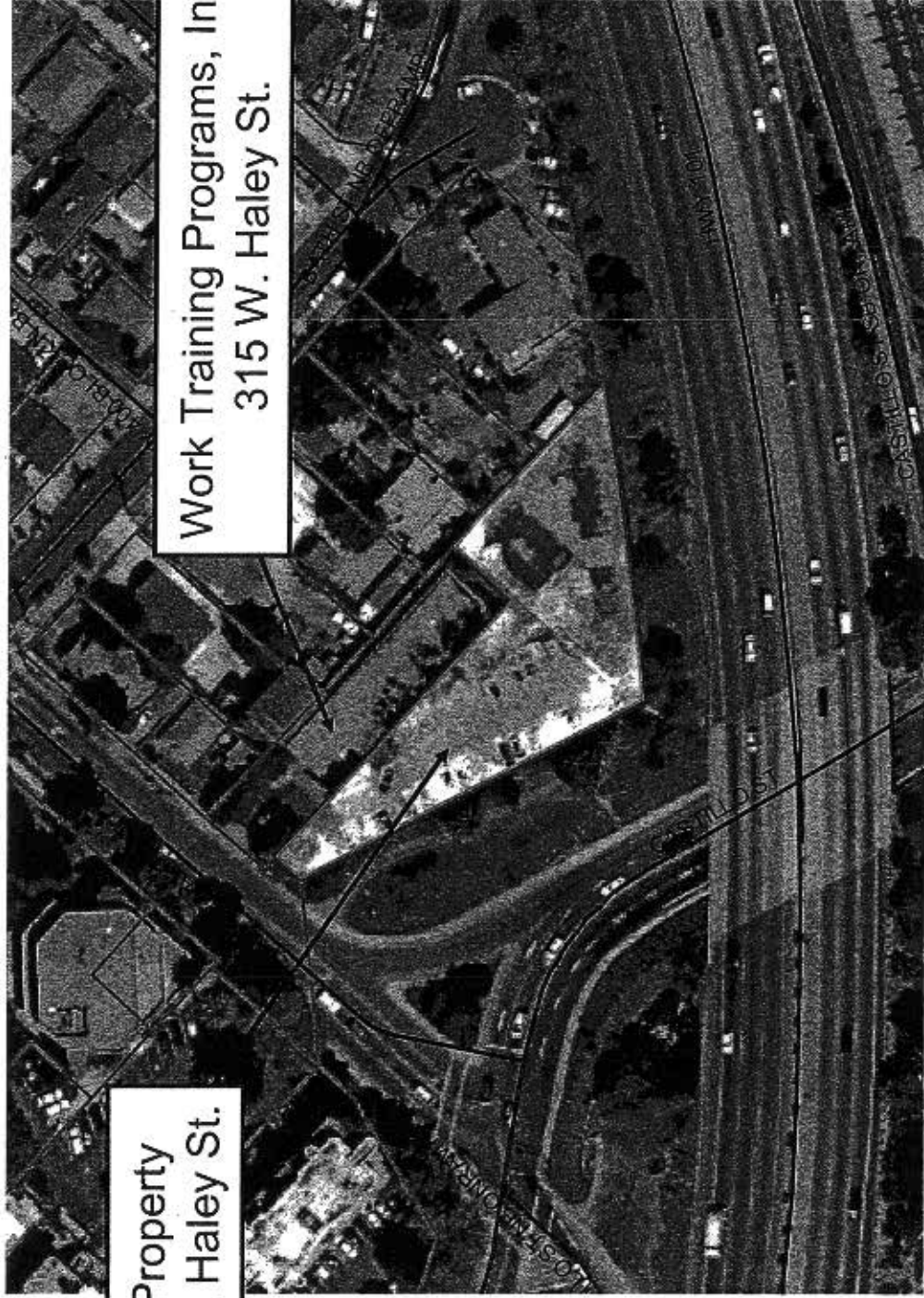
## EXHIBIT A

055-030-002	<p>Northridge Road (1200 block)  <i>Northridge Pump Station site, scheduled for abandonment (circa 2005).</i>  <u>Optimum:</u> Survey and offer sale of entire property for merger with adjacent lot (1220 Northridge Road).</p>	0.01 ac
055-132-010	<p>Northridge Road (300 block)  <i>Water tank site, scheduled for abandonment (circa 2005).</i>  <u>Optimum:</u> Survey and offer sale of entire property for merger with adjacent lot (306 Northridge Road).</p>	0.03 ac
057-330-022	<p>Invierno Drive (4000 block)  <i>Never-developed reservoir site dedicated on Los Robles subdivision Final Map.</i>  <u>Optimum:</u> Parks Dept. manage lot with adjacent Park (also dedicated on Final Map).</p>	0.30 ac
Various	<p>Watershed Lands  <i>Undeveloped properties acquired for watershed protection and water sources, most of which are outside of Santa Barbara City Limits within Los Padres National Forest boundaries. Few sites would appear feasible or desired for possible disposition by the City due to jurisdiction by other public agencies, but the watershed lands are mentioned for possible consideration.</i></p>	±5,900 ac combined total
TBD	<p>Wyoming, Sweetwater County  <i>Undeveloped out-of-state property acquired with other watershed lands and assets formerly owned by Santa Barbara Water Company.</i>  <u>Optimum:</u> Due to out-of-state location, lack of utility and likely nominal value, offer sale of property by public bid process (without costly appraisal), to save yearly property taxes, avoid any holding costs, and reduce exposure to risks caused by City's inability to effectively manage the property.  <u>Option:</u> Consider site for possible lease for private design, placement and operation of wind-generated power facilities similar to other sites in the area.</p>	40.00 ac

## EXHIBIT A

# 319 W. Haley Street

## APN 037-192-012



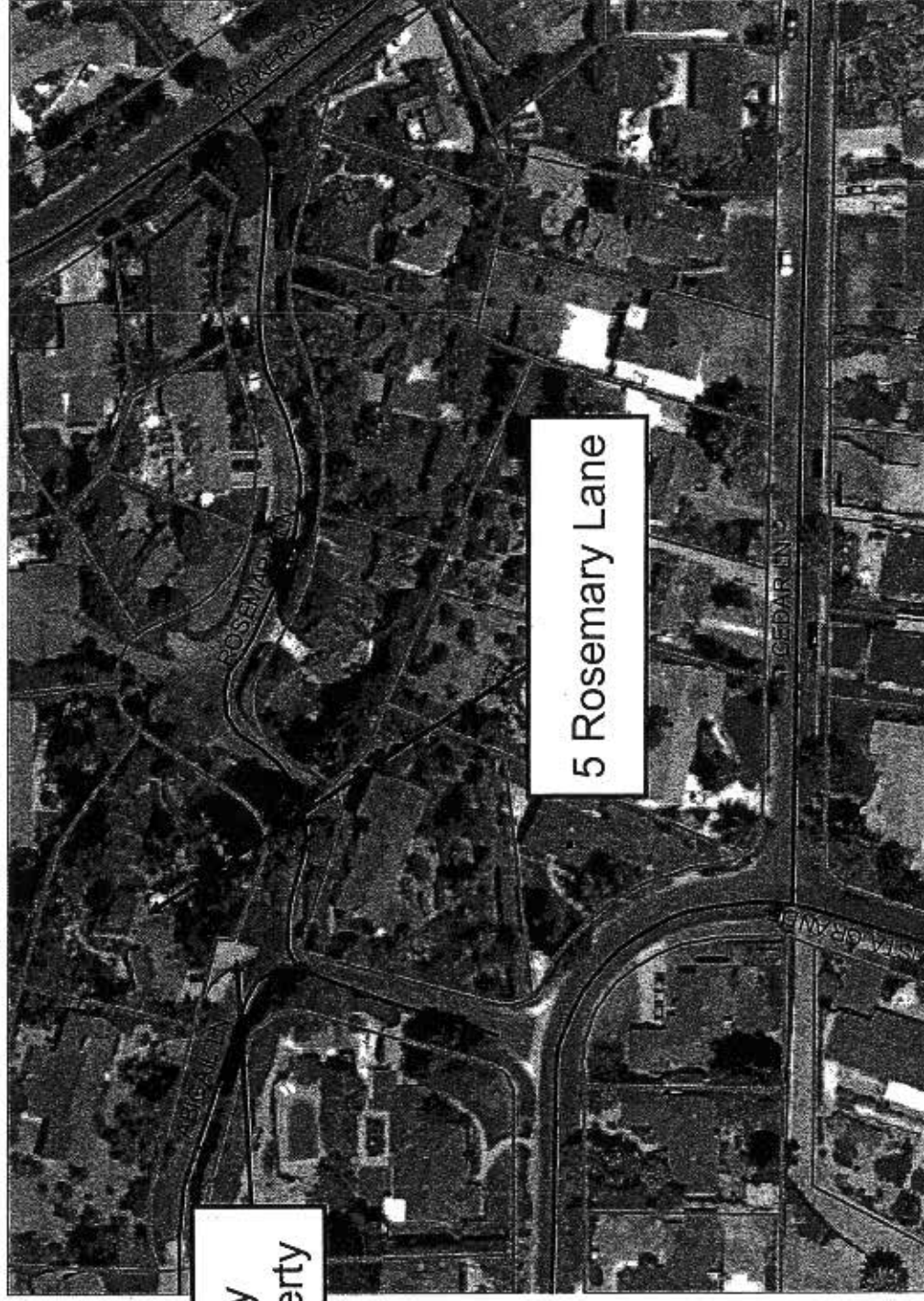
City Property  
319 W. Haley St.

Work Training Programs, Inc.  
315 W. Haley St.



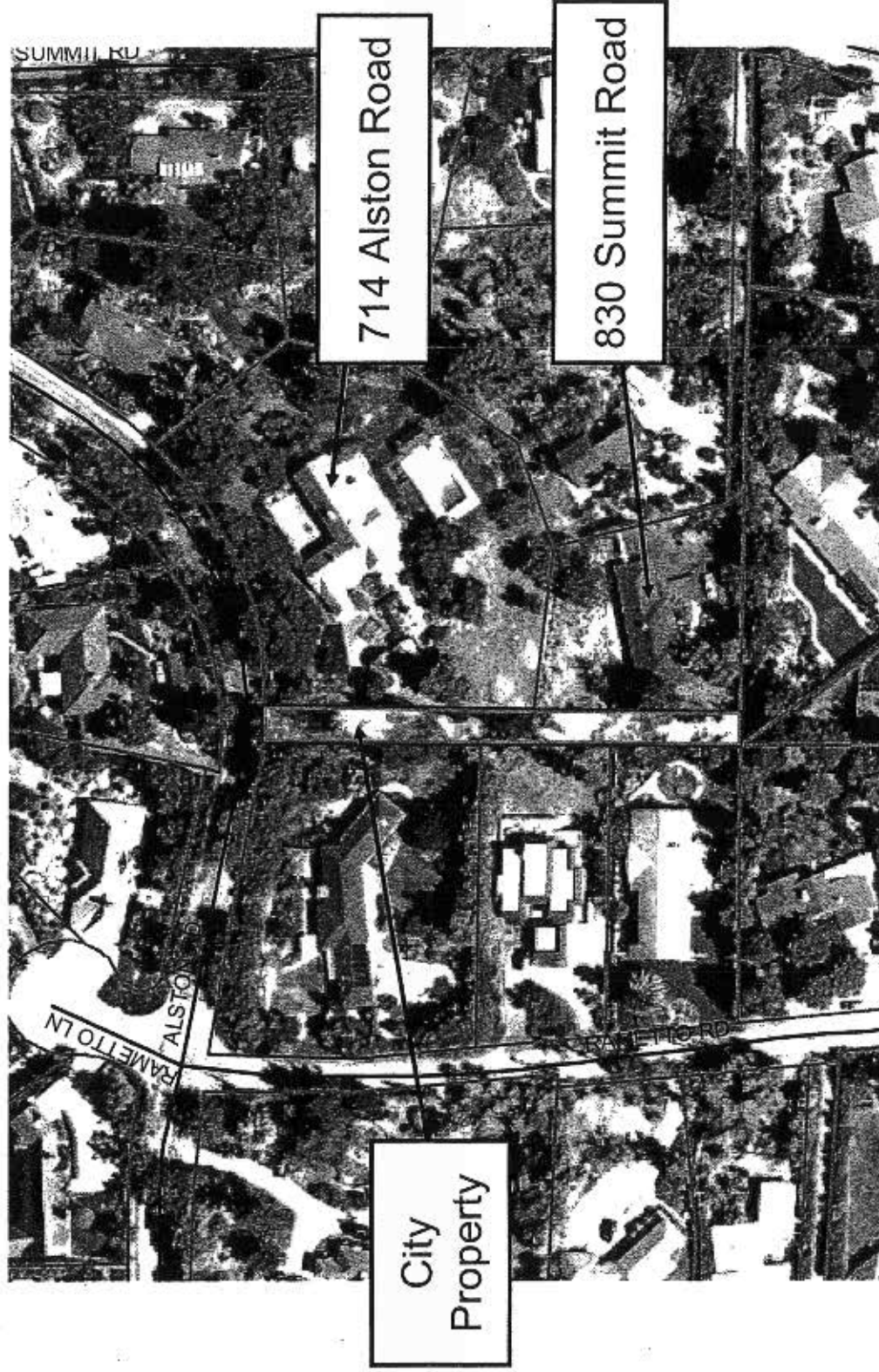
# Abigail Lane

## APN 015-091-016



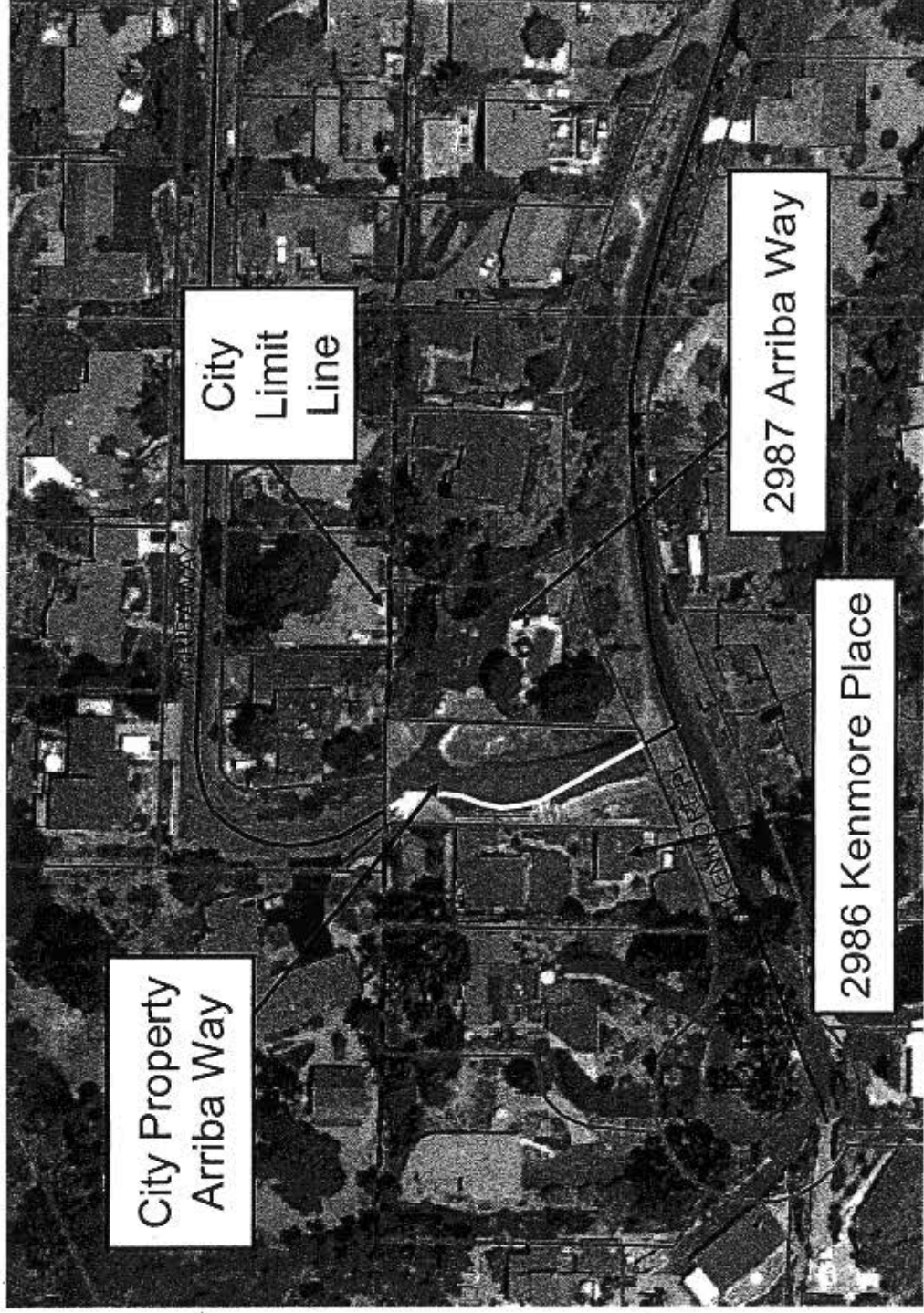
# Alston Road

APN 015-320-012



# Arriba Way

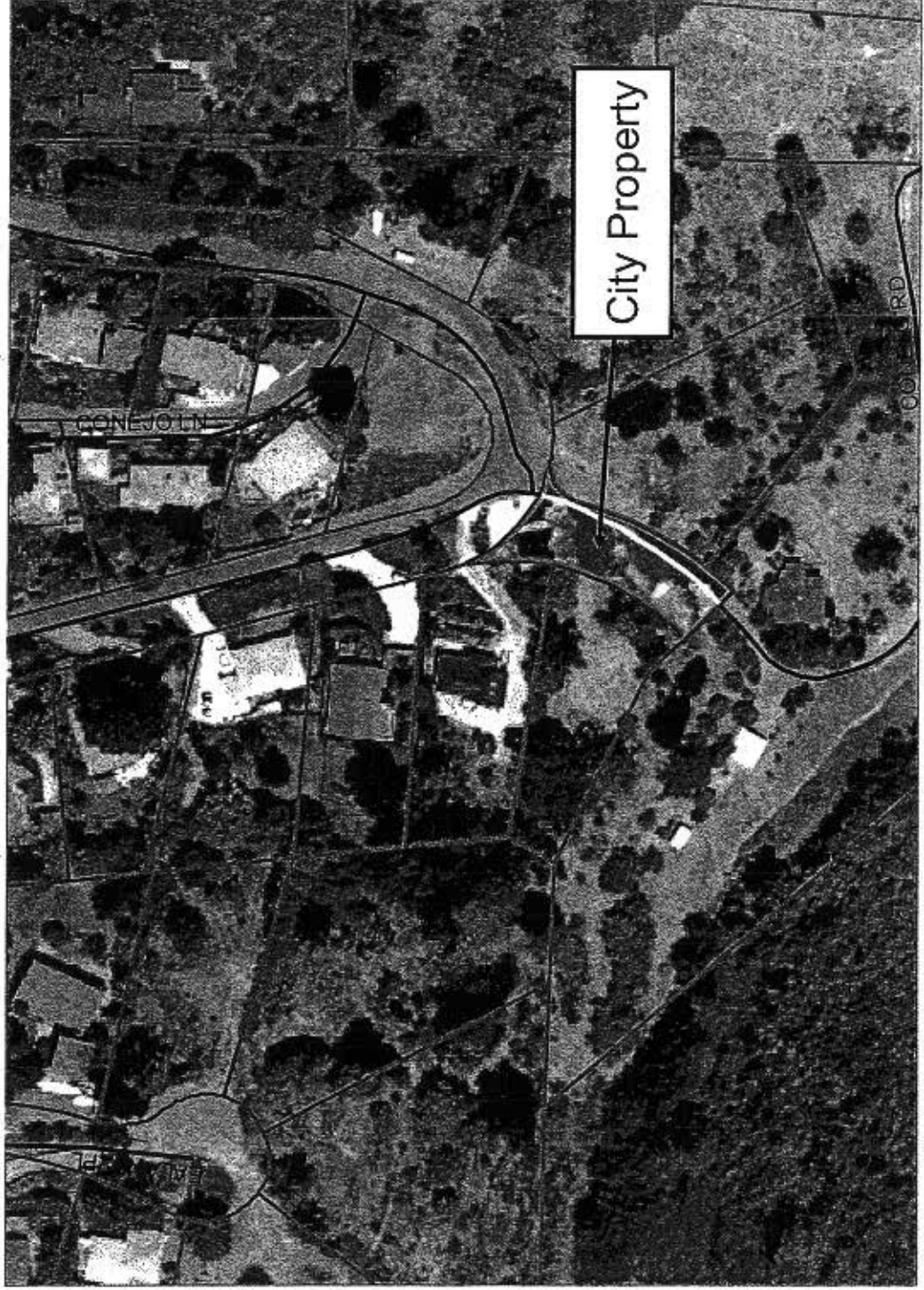
APN 023-130-011





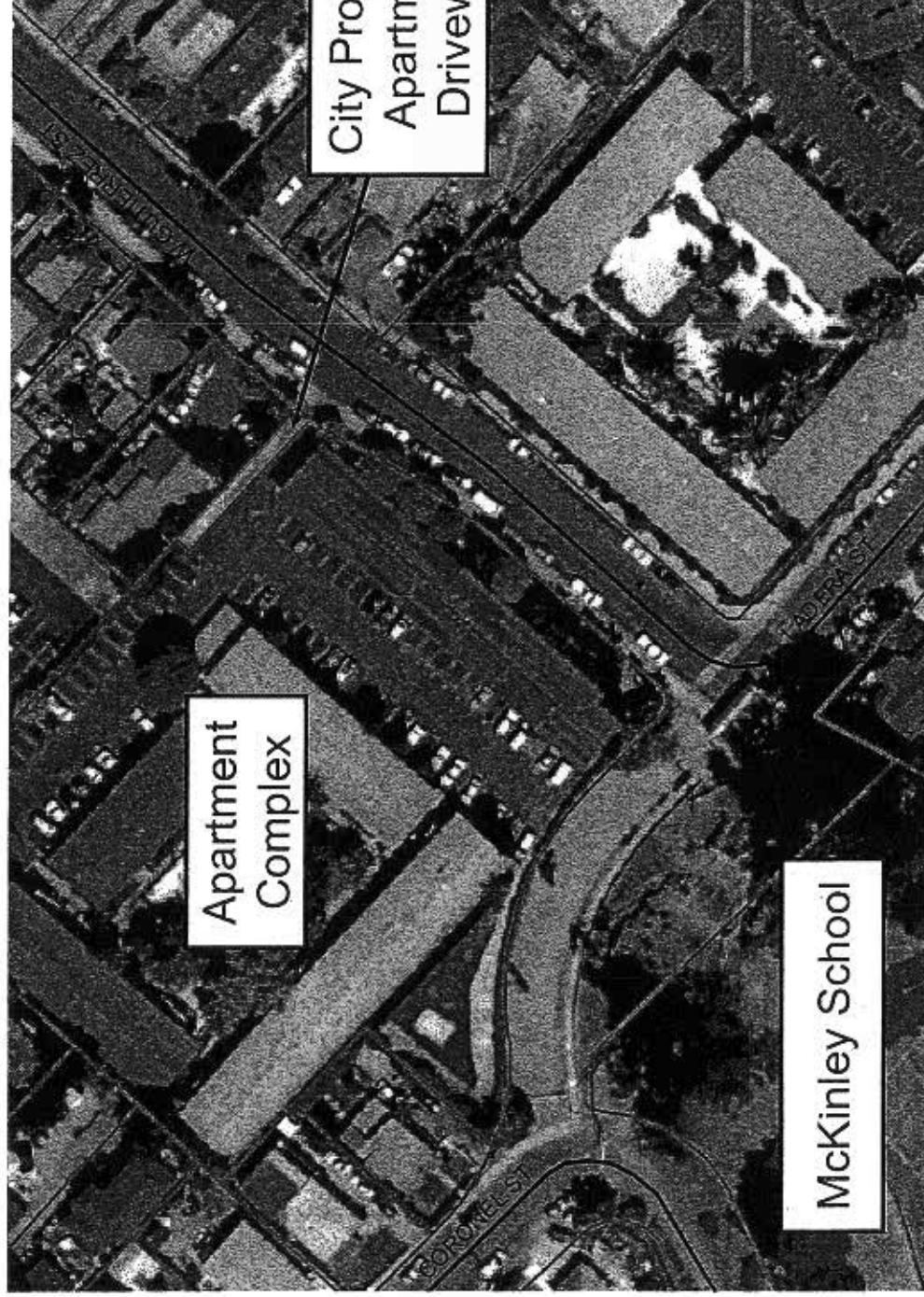
# Conejo Road

## APN 019-061-022



# Gutierrez Street

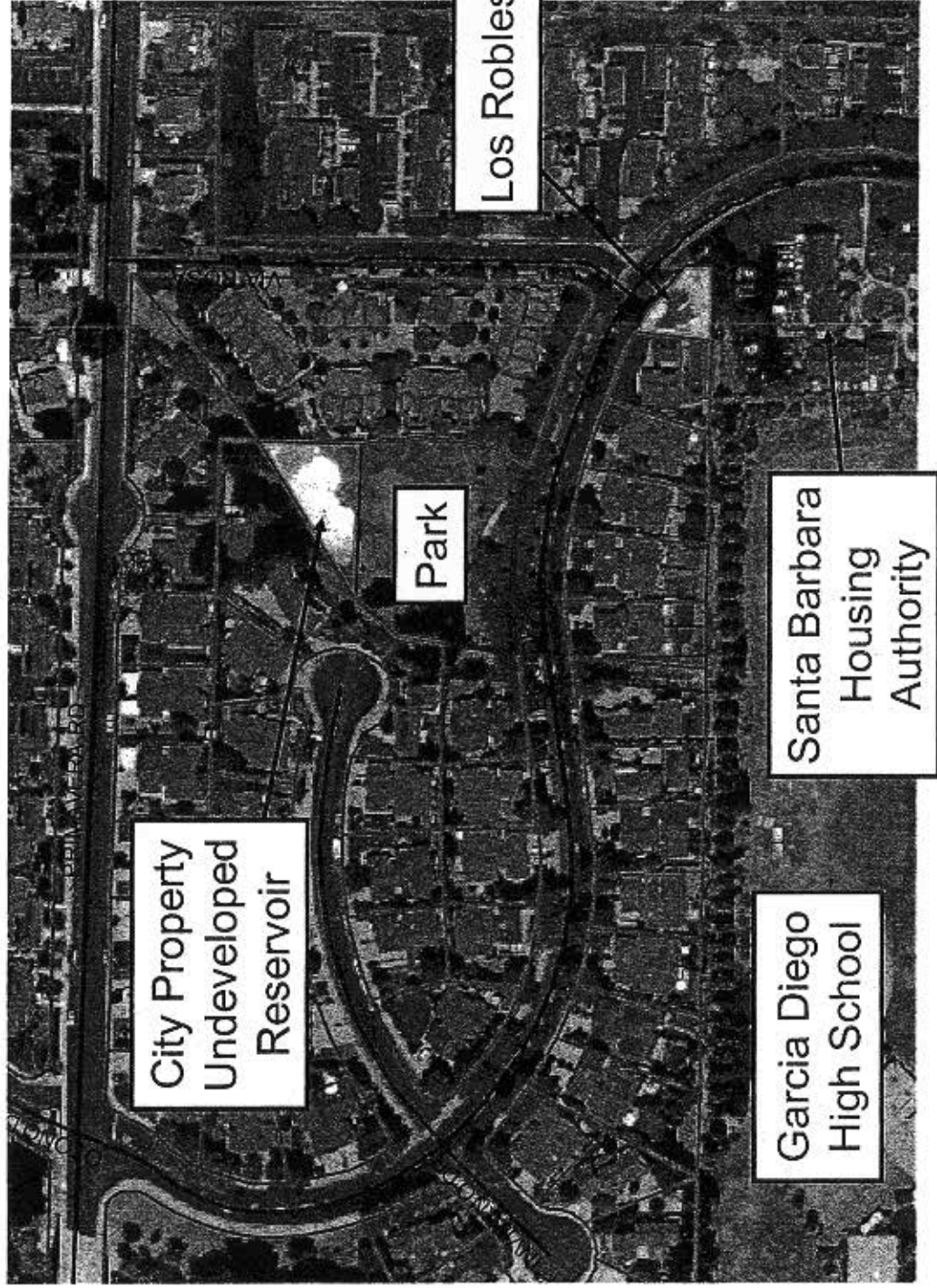
## APN 037-180-026





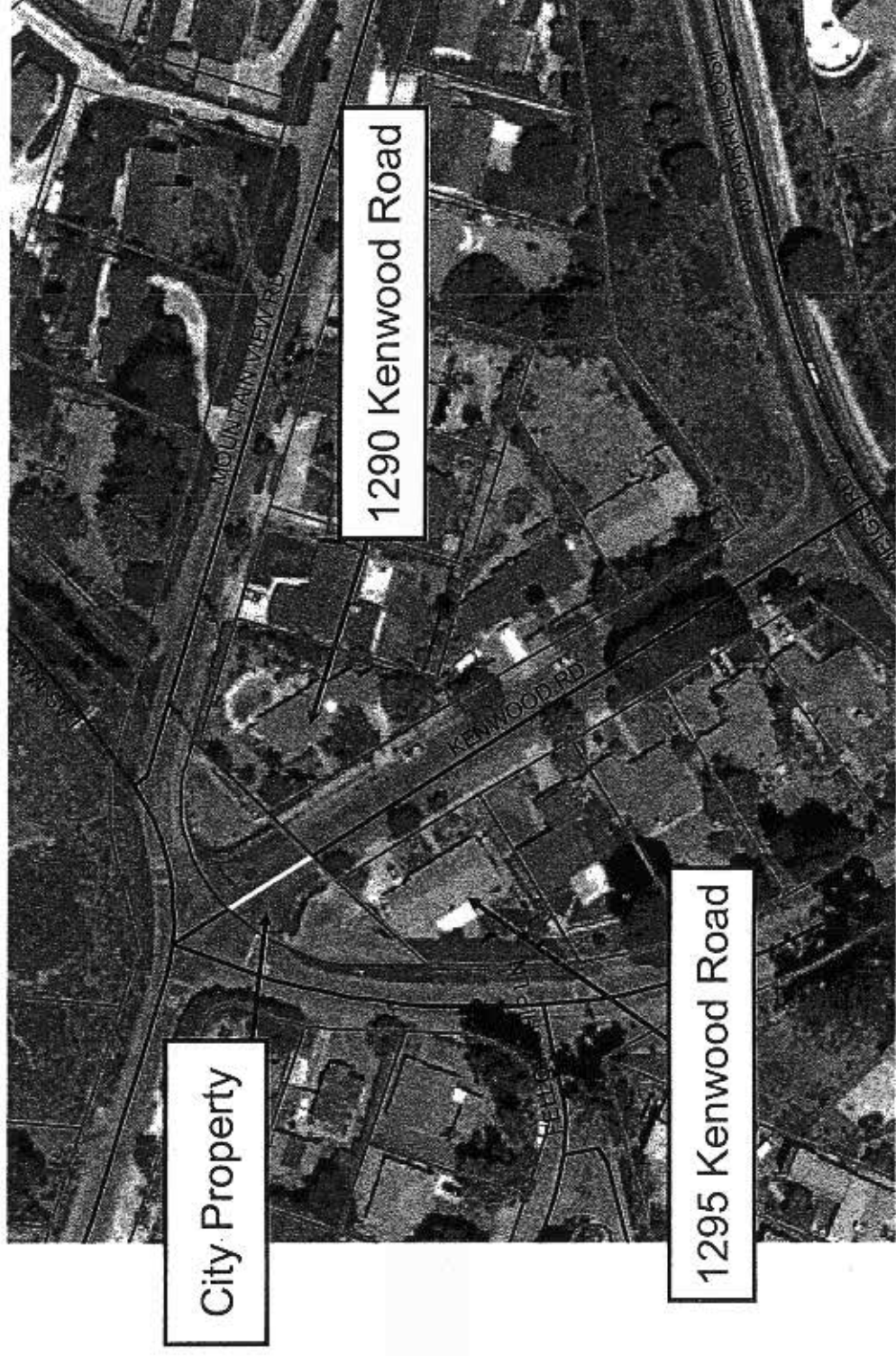
# Invierno Drive

## APN 057-330-022



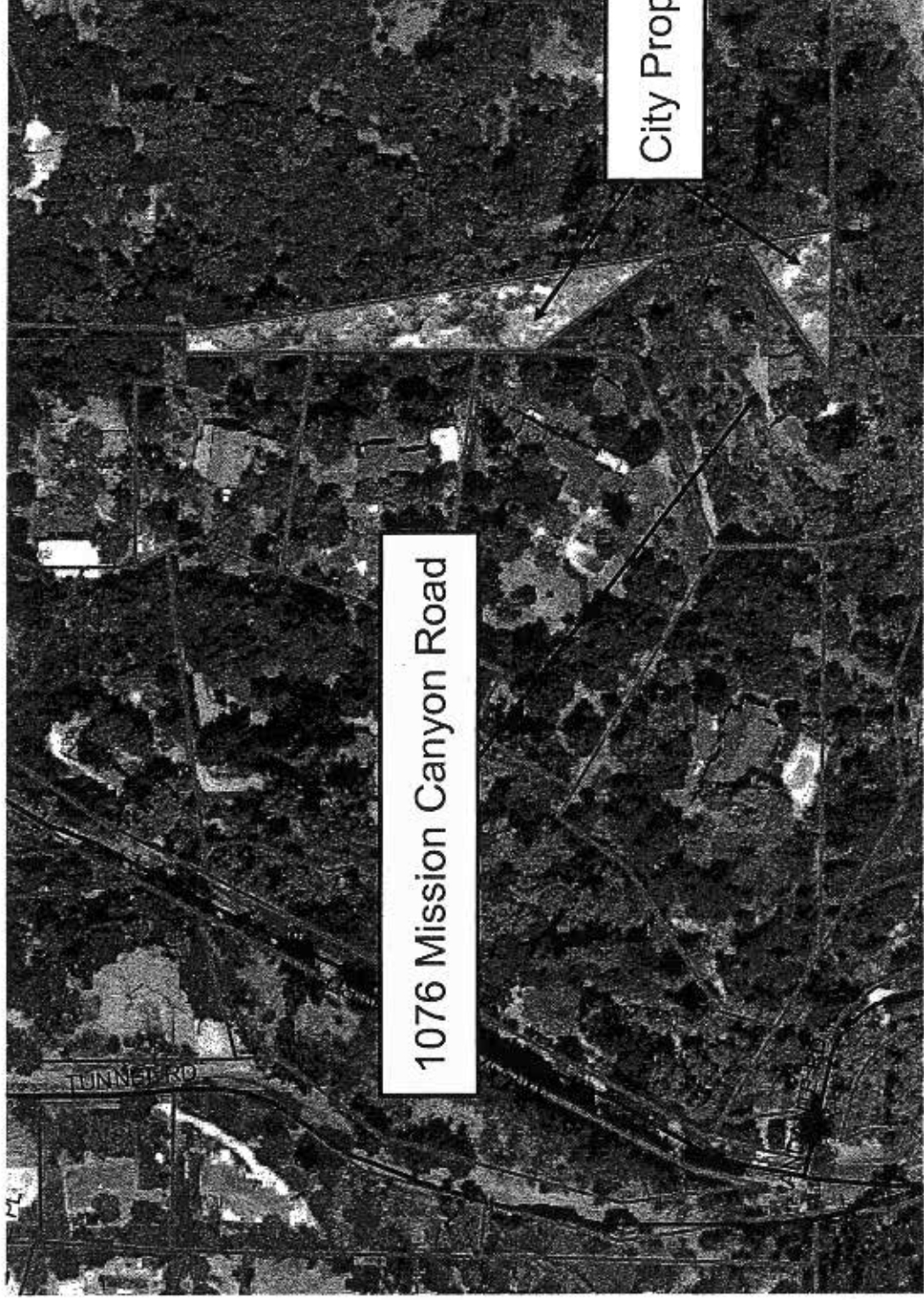
# Kenwood Road

## APN 035-320-009



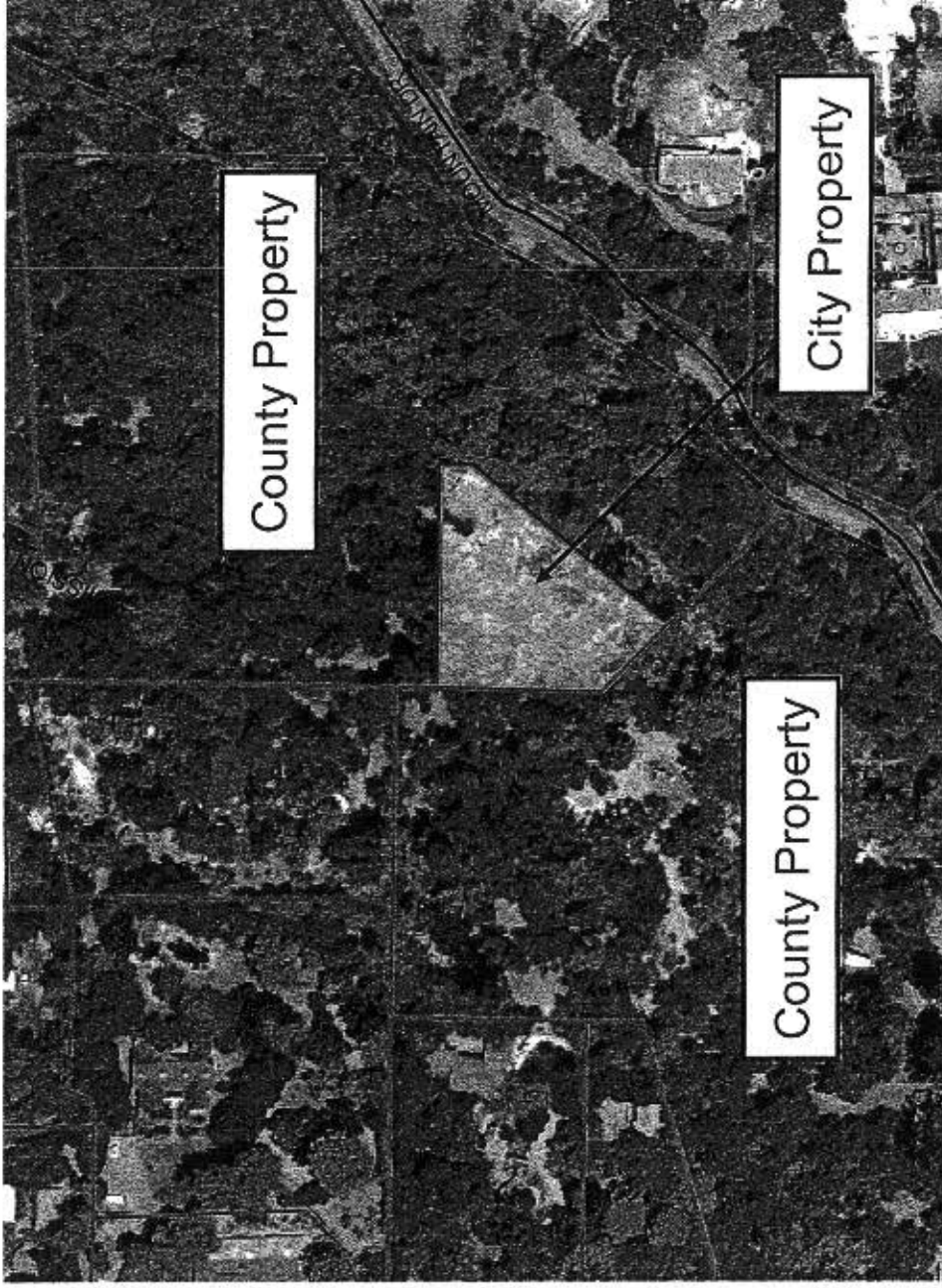
# Las Canoas Road

## APN 023-060-048 & -049



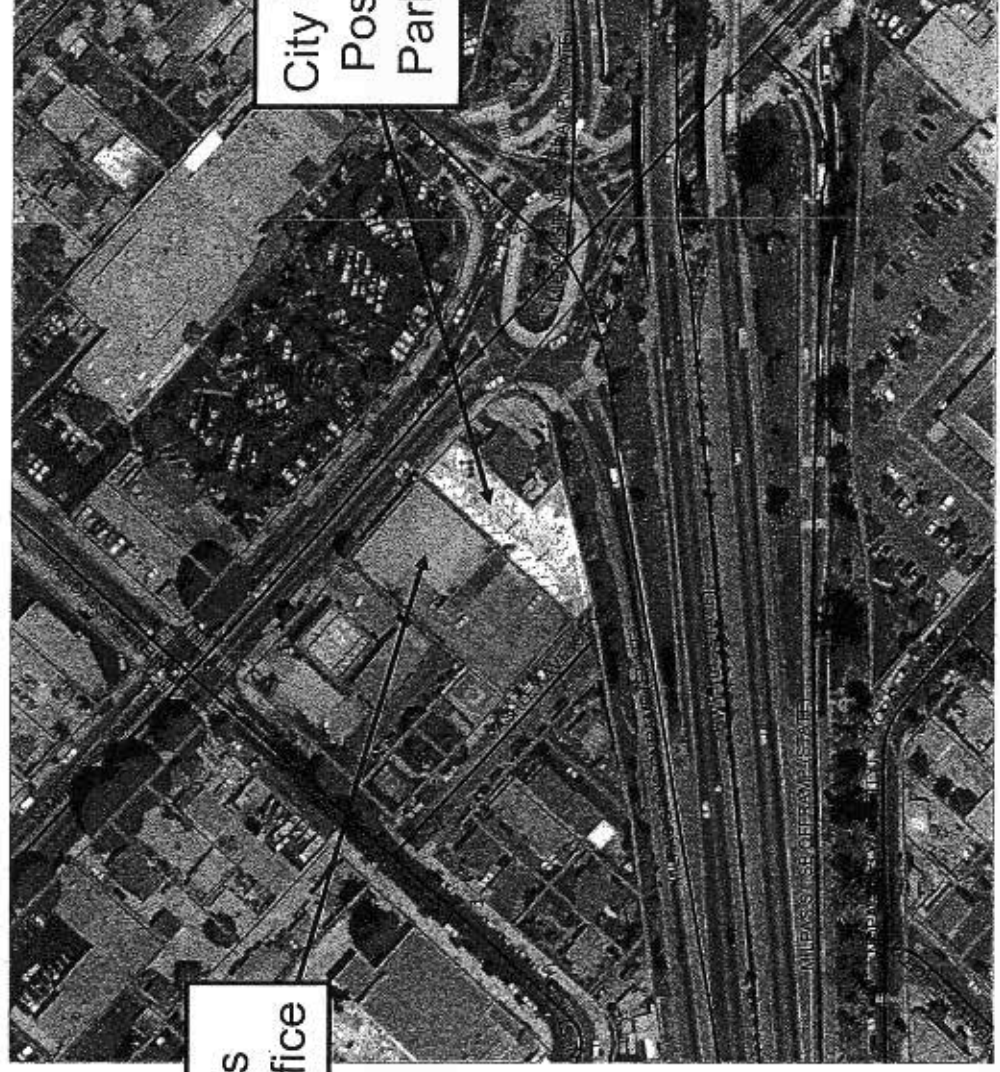
# Mountain Drive

## APN 023-240-002





# Milpas Street Post Office Parking Lot APN 017-165-007



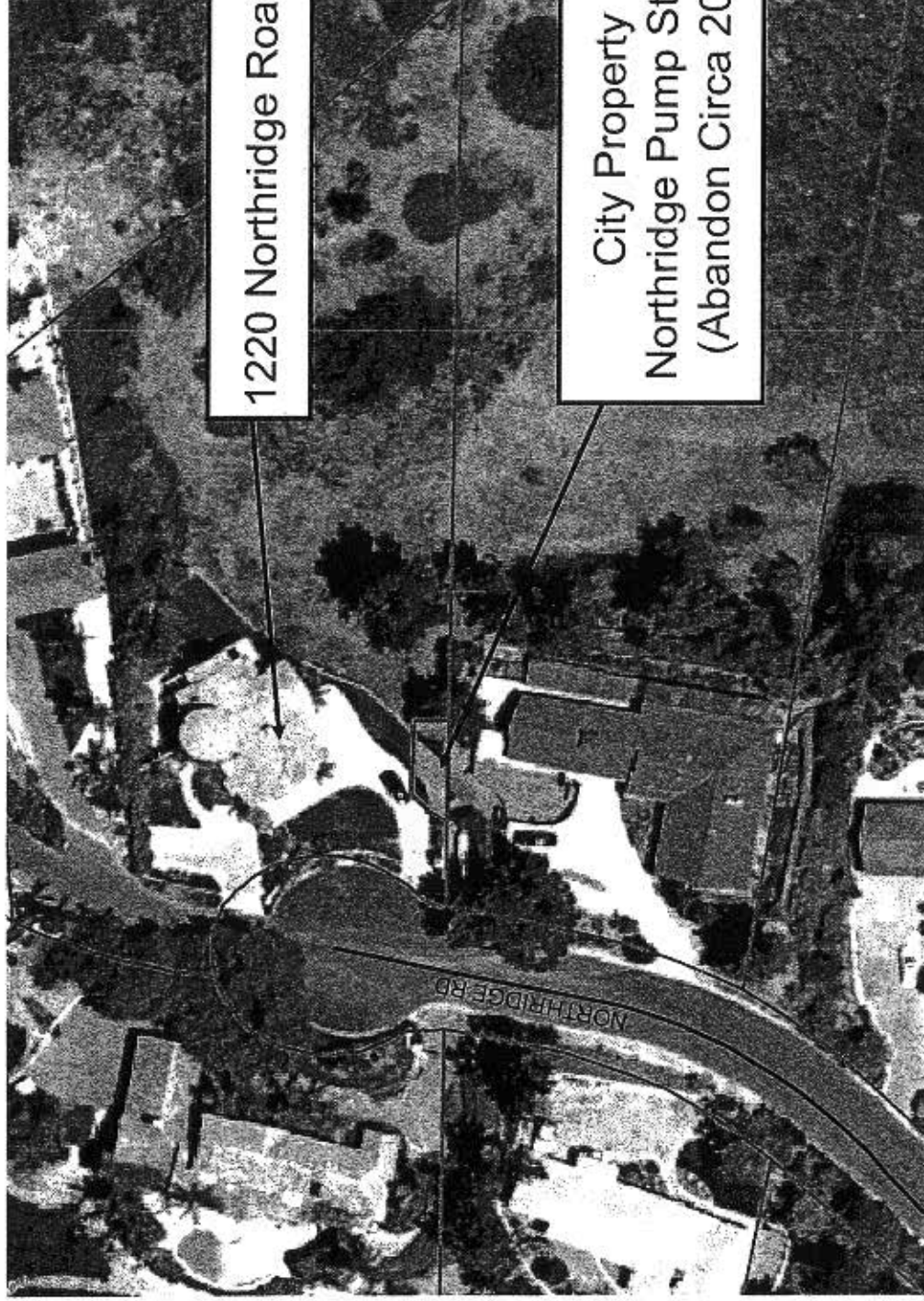
Milpas  
Post Office

City Property  
Post Office  
Parking Lot



# Northridge Road

## APN 0555-030-002



1220 Northridge Road

City Property  
Northridge Pump Station  
(Abandon Circa 2005)

# Northridge Road

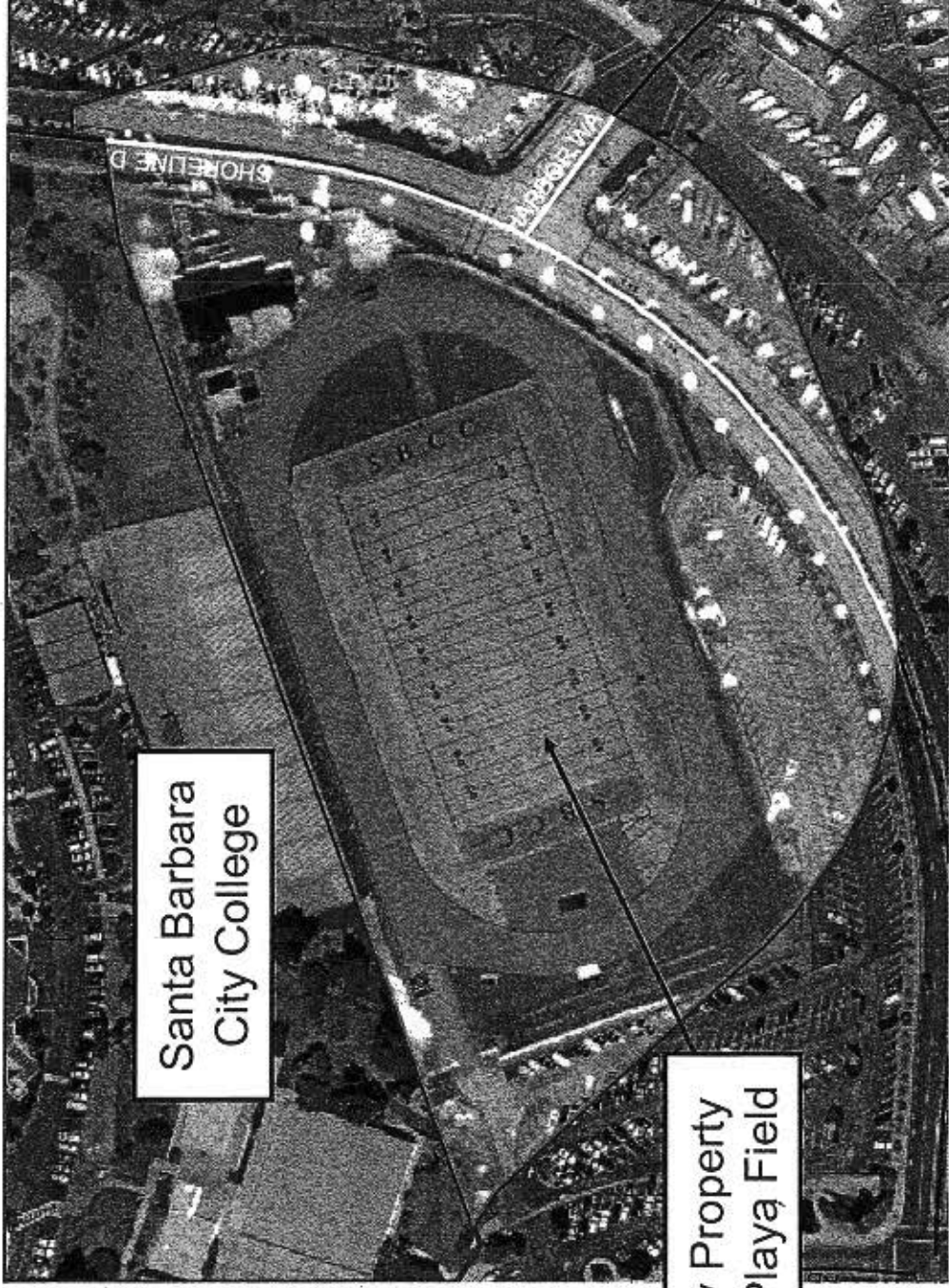
## APN 0555-132-010



City Property  
Northridge Water Tank  
(Abandon Circa 2005)

# Shoreline Drive

## APN 033-120-020



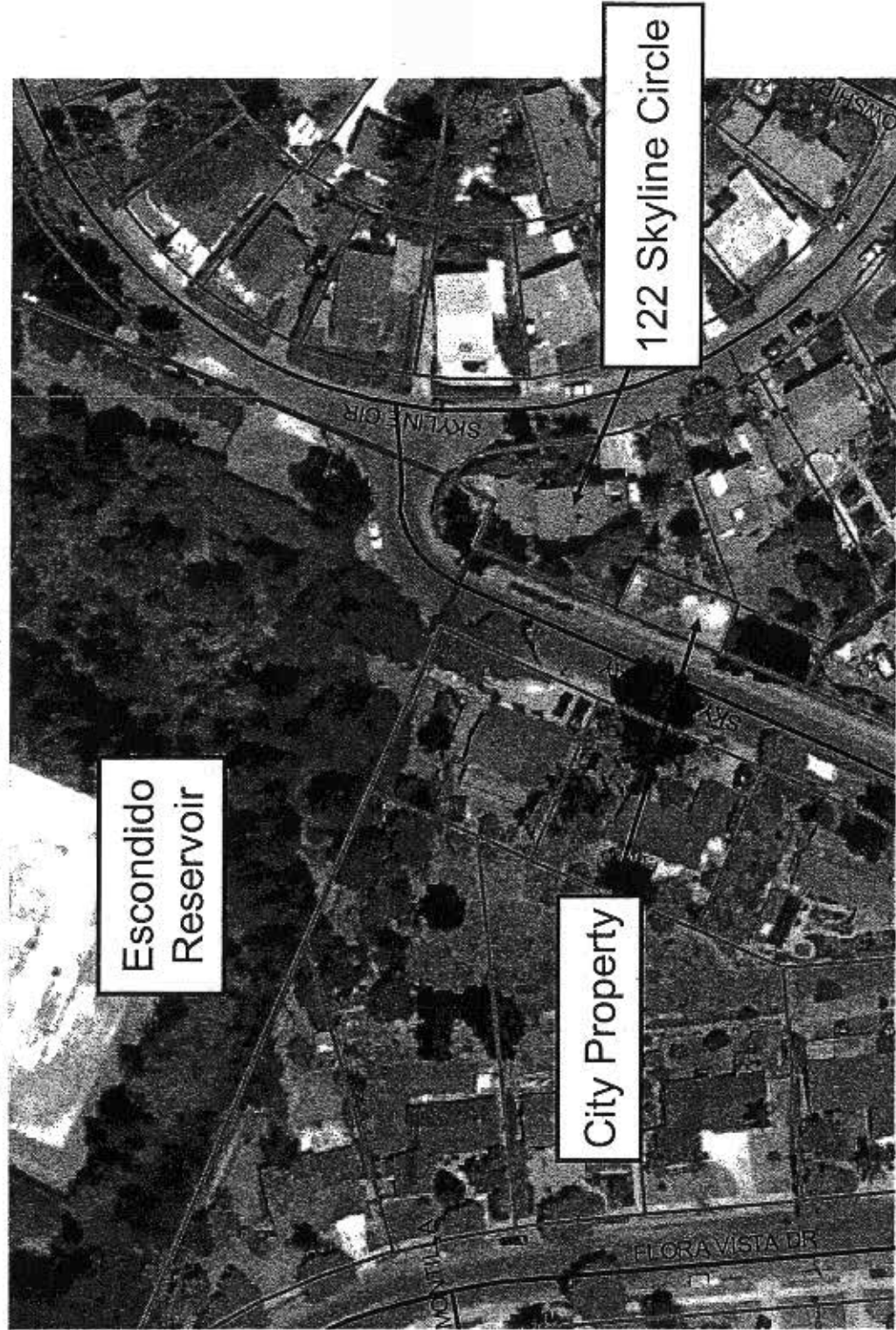
Santa Barbara  
City College

City Property  
La Playa Field



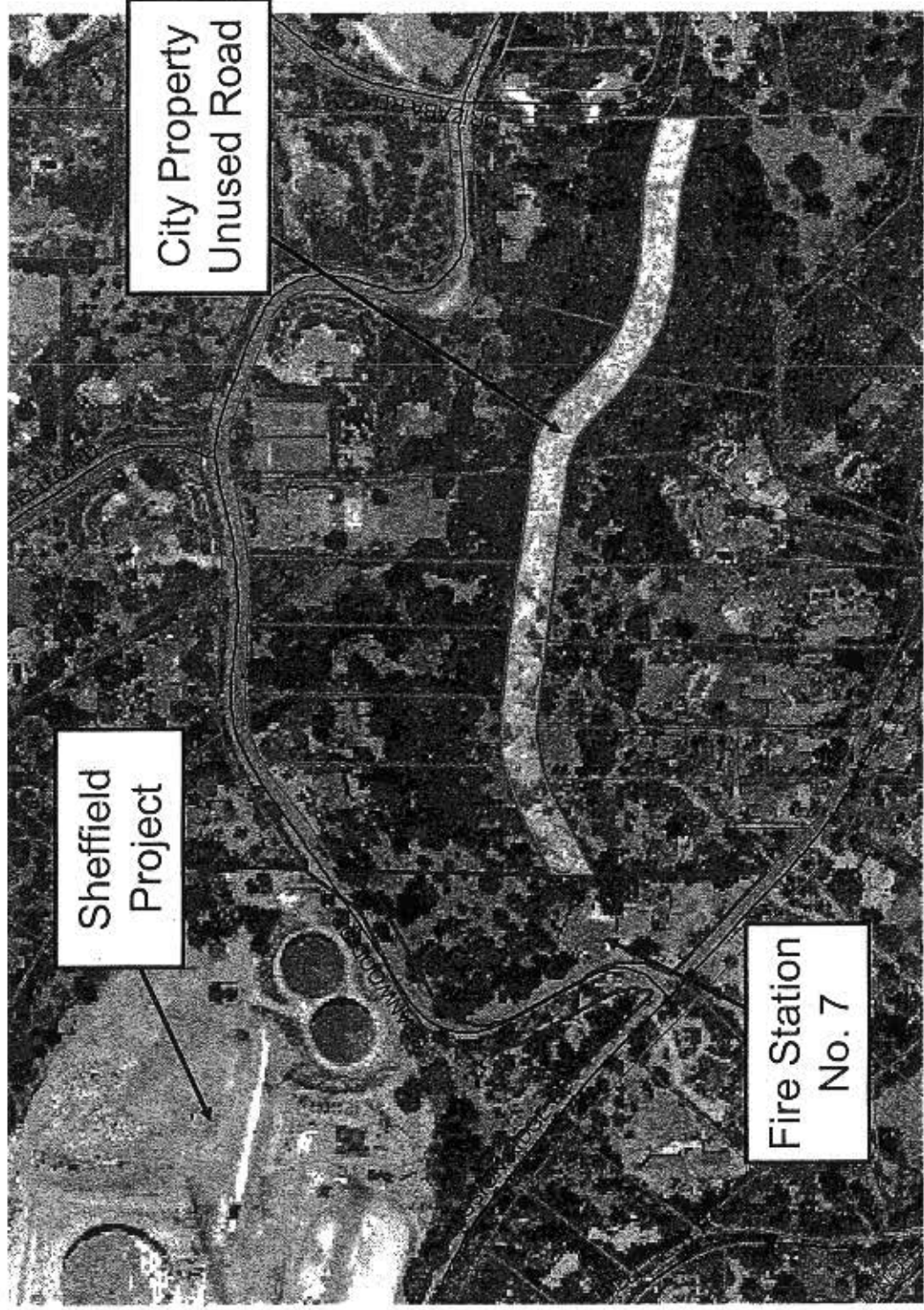
# Skyline Way

APN 041-372-013



# Stanwood Drive

## APN 019-031-002





# Vernon Road

APN 051-213-013

APNs 051-283-015 & -016

